DOCUMENT NO. 6213
ADOPTED
7/27/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR
DISPOSITION PARCEL NO. P-15-2C-3

IN THE CHARLESTOWN URBAN RENEWAL PROJECT AREA

WHEREAS, the governing body of the Authority at a regular meeting on November 14, 1974, adopted a Resolution, entitled "Resolutions of the Boston Redevelopment Authority Relative to Establishment of Fair Reuse Value for Disposition Parcels", and

WHEREAS, the parcel was appraised by at least two independent fee appraisers, was reviewed by staff appraisers and the value recommended by the Land Disposition Officer:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT, the Fair Reuse Value for disposition parcel listed below is hereby established:

Parcel No.	Reuse	Address	Minimum Disposition Price
P-15-2C-3	Commercial	"A" Street	$168,800 ($9.00 PSF)

COMMENTS

CERTIFICATE NO. 64

PROJECT CHARLESTOWN MASS. R-55

DISPOSITION PARCEL NO. P-15-2C-3 AREA 18,750 S.F.

ADDRESS "A" Street, Charlestown

Parcel No.	First Appraisal	Appraiser	Second Appraisal	Appraiser	Rec. Min. Disp. Price
P-15-2C-3	168,800 ($9.00 PSF)	J.Cullen	$169,000 ($9.00 PSF)	F.Rogers	168,800 ($9.00 PSF)

This Parcel is a vacant piece of land located in an industrial zone, to be improved with a two story building.

The parcel will contain about 18,750 square feet. It is situated on "A" Street, a 70-foot private right-of-way.

The land is rectangle in shape with a frontage of 133 feet on "A" Street and a depth of about 141 feet.

A 20-foot wide utility easement runs along the front of the site containing approximately 2663 square feet.

Access to the site will be from "A" Street.

The appraisers each used comaparable sales to reach their estimate of value.

Mr. Cullen used five comparable sales ranging from $8.00 to $10 per square foot, adjusting for time, location and accessibility.

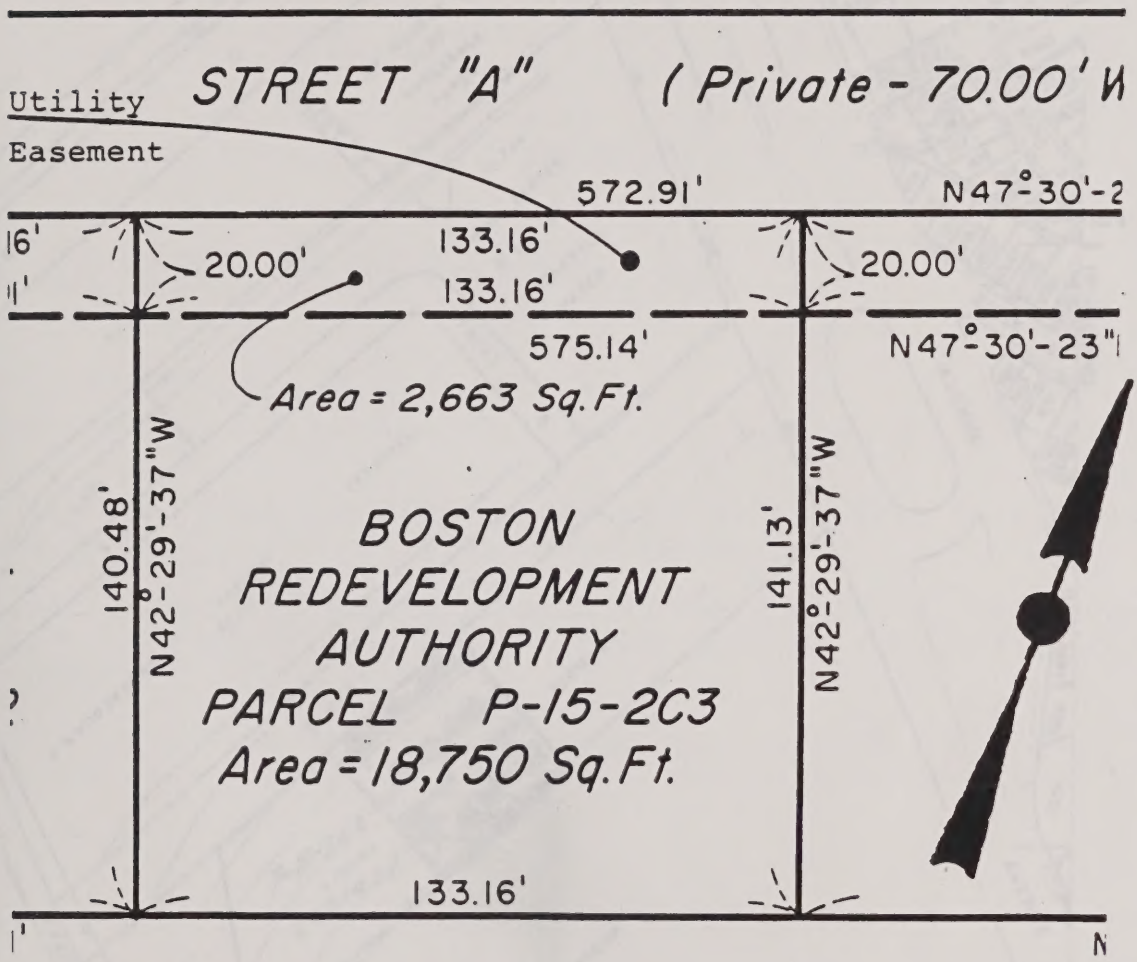
Mr. Rogers used four sales of industrial land, ranging from $8.70 to $11.40 after adjusting for time and Topography.

This Review appraiser recommends a price of $168,800, equal to $9.00 a square foot of land.

Patricia M. Twohig

Patricia M. Twohig
Land Disposition Officer

BEACH ST
MEDFORD ST
CHARLES
MAIN
CHAPPIE ST
ST MARTIN
BUNKER HILL ST
BELMONT ST
CAGE VILLE
WALL ST
MYSTIC AVE
TERMINAL ST
LITTLE MYSTIC CHANNEL
MEDFORD ST
WALFORD WAY
BUNKER HILL WAY
ELSBIA
NINE ST
BUNKER HILL MONUMENT
MONUMENT SQUARE
WASHINGTON ST
WARREN AVE
CHESTER
VERMONT
LOUNEY
WALLACE CT
ADAMS ST
GORDON
WAPPING ST
RUSSEL
AUBURN
ST OAK
MEAD
EDEN
BARTLETT
HIGH ST
FRANKLIN
SULLIVAN
ALLEN
ELM
GREEN
SCHOOL
PLEASANT
HANCOCK
WASHINGTON UNION
BUNKER HILL BRIDGE



PLAN OF LAND

Scale 1" = 40'

BOSTON
MASSACHUSETTS
1962

MEMORANDUM July 27, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ROBERT F. MCNEIL, CHIEF GENERAL COUNSEL AND
PATRICIA M. TWOHIG, LAND DISPOSITION OFFICER

SUBJECT:

CHARLESTOWN URBAN RENEWAL PROJECT AREA
ESTABLISHMENT OF FAIR REUSE VALUE FOR
DISPOSITION PARCEL NO. P-15-2C-3

CERTIFICATE NO. 64

It is requested that you approve and certify the fair reuse value of the parcel listed on the attached certificate.

The parcel listed has been appraised by two qualified, independent fee appraisers. The appraisals have been reviewed by the Land Disposition Officer.

The Land Disposition Officer is of the opinion that the price for this parcels is a reasonable estimate of its fair reuse value.